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**WHEREAS**, the Village of Sister Bay periodically reviews their ordinances to ensure they comply with the Wisconsin State Statutes and Administrative Code, the intent of adopted village plans, they have a regulatory framework to best protect the environment, they are easy and effective to understand and implement, and they support planning policies and trends; and,

**WHEREAS**, on October 28, 2025, the Plan Commission held a public hearing on an amendment to the Park (P-1) District to allow marinas and establish open space and setback standards; allow agritourism in the Countryside (CS-1) District and create a definition for it; and, clarify and update certain sign regulations and related definitions, in the Village of Sister Bay Municipal Code, Chapter 66, *Zoning*.

**NOW, THEREFORE**, after consideration of the code amendments recommended by the Plan Commission, on November 18, 2025, the Village Board of the Village of Sister Bay voted to amend Ch. 66, *Zoning*, as shown below.

**SECTION 1. Adoption of Code Amendments.** Shown below are the amendments to the code, with deletions shown with a strikethrough and additions shown in red font.

**Amend Sec. 66.0331 P-1 District, as follows:**

The P-1 Park District is intended to provide for areas where the green space and recreational needs of the citizens of the Village can be met without undue disturbance of natural resources and adjacent uses.

(1) Permitted Uses.

- (a) Public botanical gardens and arboretums.
- (b) Public historic monuments or sites.
- (c) Public hiking biking, jogging and nature trails.
- (d) Public parks, beaches, playgrounds and parkways.
- (e) Farm markets (no items shall be sold which were purchased for resale).
- (f) **Public marinas.**

(2) Permitted Accessory Uses.

- (a) Buildings accessory to the permitted use.
- (b) Ground-mounted and building-mounted earth station dishes and terrestrial antennas.
- (c) Solar collectors attached to the principal structure.
- (d) Any other usual and customary uses accessory to the above permitted uses as determined by the Zoning Administrator or their designee.
- (e) Public garden plots.

(3) Conditional Uses.

- (a) Public or private boat moorings and rentals.
- (b) Outdoor entertainment facilities.

(4) Building Height and Area.

- (a) No building or part of a building shall exceed 35 feet in height.
- (b) Green space shall be determined by the Plan Commission based on site plan review and the best use of open spaces. ~~The total of the floor area on all floors of the principal building and all accessory buildings including the required parking, driveways and sidewalks shall not exceed twenty five (25%) percent of the lot area, which shall be left as green space. However, for~~

~~public historic sites with more than one principal building, it shall be the footprint of all buildings, parking, driveways and sidewalks that shall not exceed 25 percent of the lot area, which shall be left as green space.~~

(e) Setbacks

- (a) There shall be a minimum building front setback of at least 50 feet from the centerline of the right-of-way of all streets.
- (b) There shall be a minimum front setback of at least 40 feet from the edge of the easement or edge of pavement for all buildings not on a public street.
- (c) ~~Side setbacks shall be determined by the Plan Commission based on site plan review and the best use of open spaces.~~ There shall be a ~~side setback of at least 50 feet and~~ rear setback of at least 50 feet for all principle buildings.
- (d) Accessory buildings shall meet the same setbacks as principal buildings in the district. Other accessory building requirements are listed in Sec. 66.0501.

**Amend Sec. 66.0315, Countryside District, as follows:**

(3) Conditional Uses.

- (a) Assembly Halls.
- (b) Bed and breakfast establishments as provided for in Chapter HSS 197 of the Wisconsin Administrative Code, or its successor code.
- (c) Licensed community and other living arrangements, which have a capacity of at least nine (9) but no more than twenty (20) persons.
- (d) Licensed family day care homes subject to the regulations set forth in Wis. Stats. §48.65.
- (e) Private parks and playgrounds.
- (f) Utility substations, municipal wells, pumping stations and towers shall be a minimum of 50 feet from any side or rear lot line.
- (g) Solar energy collectors erected as an accessory structure.
- (h) Utilities requiring a building.
- (i) Parking of a semi-tractor or other large trucks in accord with Sec. 66.0405(2).
- (j) Antennas over 35 feet tall.
- (k) Private educational or non-animal nature study areas.
- (l) Garden plots for rent.
- (m) Permanent retail establishments designed for the selling of fruits, vegetables and selected farm products in stands exceeding 200 square feet in area.
- (n) Transmitting towers, receiving towers, and relay and microwave towers without broadcast facilities or studios.
- (o) Indoor and outdoor recreation.
- (p) Kennels.
- (q) Utilities requiring a building.
- (r) One roadside stand, larger than 200 square feet in area, for the sale of farm products. Any such stand shall conform to the farm stand setbacks set forth in Sec. 66.0315(6)(a) and to the sign, parking and other provisions of this Zoning Code.
- (s) **Agritourism Operations.**

**Amend Sec. 66.0710(4) and (5), Business District Signage with Permit, as follows:**

- (4) Window Signs. All businesses are allowed window signs, which may be placed only on the inside of buildings and shall not exceed twenty-five percent (25%) of the glass area of the windows

fronting on a public street. Window signs ~~that do not display the name, logo or product, as specified above, or those window signs, of which the sign copy changes weekly,~~ shall not require a permit; ~~window signs that display the name, logo or product, or those window signs where the sign copy does not change once a week,~~ shall count towards the overall signage allowed in Sec. 66.0710(2) and (3), and a permit shall be required.

- (5) Awning Signage. All businesses are allowed signage on awnings/~~canopies subject to permit.~~ If ~~the signage on the awning/canopy includes the business name or logo, a permit shall be required; if the signage on the awning/canopy does not include the business name or logo, no permit is required.~~ Awning/canopy signage may include logos, business names, symbols and wording placed only on the flap. All signage is restricted to the outermost vertical flap only and the vertical flap shall not exceed 25% of the height of the awning/canopy. Signage is not allowed on the sides of the flap or the horizontal or slanted portion of the awning/canopy. Awning/canopy covering pedestrian or vehicle access areas signs shall provide no less than 8 feet vertical clearance between the bottom of the sign and the ground, (finished surface), directly beneath the awning/canopy. Signage on awnings shall not count towards total signage.

#### **Amend Sec. 66.0711 Commercial Center Signage with Permit**

A commercial center, as defined in this chapter, ~~is defined as a multi-tenant, multi-building commercial and retail development under common ownership or management and located in the B-1 zoning district. The shopping center~~ may be permitted the following signage in addition to the approved building signage as specified in Sec. 66.0710(4)-(8)(b).

- (1) Signs Used for Commercial Centers. Commercial Centers shall be allowed as follows:

- (a) Two (2) ~~marque~~ ground signs may be provided. Two (2) ~~marque~~ ground signs may be permitted along the State Highway abutting a commercial center. ~~If the commercial center has no State Highway frontage, the number, size and location of the signage shall be determined by the Plan Commission.~~
- (b) The ~~marque ground~~ signs shall not exceed 72 square feet per side in total area and not exceed 12 feet in height. The location shall be approved by the Plan Commission prior to the issuance of a sign permit.

- (2) Business or Tenant Signage. The signage specified in Sec. 66.0710(6) may be provided for each individual tenant business in a commercial center. In a multi-tenant building, each business shall be permitted signage up to 12 square feet per ~~side-sign face for a total of not more than 24 square feet total.~~ In a single tenant building the business shall be permitted signage up to 16 square feet per side on the interior of the shopping center ~~facing the parking lot.~~

- (3) Additional On-Premise Signage. One additional ground sign on the shopping center property may be permitted subject to the following restrictions:

- (a) The maximum size of the sign shall not exceed 36 square feet per side.
- (b) The location shall be approved by the Plan Commission prior to the issuance of a Sign Permit.

~~Renumber 66.0712, Off-Premise Signage with Permit, and associated references, to 66.0713.~~

~~Renumber 66.0713, Sandwich Board Signage with Permit, and associated references, to 66.0714.~~

~~Renumber 66.0714-66.0719, Reserved, to 66.0715-66.0719, Reserved.~~

**Create a new Sec. 66.0712, Multi-Use Development with Permit**

1 A multi-use development, as defined in this chapter, may be permitted the following signage in addition  
2 to the approved building signage as specified in Sec. 66.0710(4)-(8)(b).

3 (1) Signs Used for Multi-Use Developments. Multi-Use Developments shall be allowed as follows:

4 (a) One (1) ground sign may be provided for the development.

5 (b) The ground sign shall not exceed 48 square feet per side in total area and not exceed 8 feet  
6 in height. The location shall be approved by the Plan Commission prior to the issuance of a  
7 sign permit.

8 (2) Business or Tenant Signage. The signage specified in Sec. 66.0710(6) may be provided for each  
9 individual tenant business in a multi-use development. In addition, each business shall be  
10 permitted signage up to 12 square feet per sign face for a total of not more than 24 square feet  
11 total.

12  
13 Amend Sec. 66.0790, Historic Signs, as follows:

14 (1) Signs of historic significance which make a contribution to the cultural or historic quality of the  
15 Village because of their unique construction materials or unique design, unusual age, prominent  
16 location within the Village, or unique craftsmanship from another period of time may be exempted  
17 from any or all size, height, ~~number~~, animation, lighting, or setback requirements of the section,  
18 when the Plan Commission finds that the following conditions exist:

19 (a) The sign is of exemplary technology, craftsmanship, or design of the period in which it was  
20 constructed; ~~uses historic sign materials (wood, metal, or paint applied directly to a building)~~  
21 and means of illumination (neon, ~~or~~ incandescent ~~or replica~~ fixtures); and is not significantly  
22 altered from its historic period. If the sign has been altered, it must be restored to its historic  
23 function and appearance.

24 (b) The sign ~~is~~ may be integrated into the architecture of a period building.

25 (c) A sign not meeting the criteria listed above may be considered a historic sign if it demonstrates  
26 extraordinary aesthetic quality, creativity or innovation in design.

27 (d) Historic signs are exempt from the requirements of Sec. 66.0780, *Legal Non-Conforming*  
28 *Signs*.

29 (e) Signs considered historic must be approved by the Plan Commission via public hearing and  
30 Findings of Fact that are documented in the Plan Commission meeting minutes. The application  
31 for such approval shall be via a Sign Permit Application and if approved, the permit be issued  
32 identifying the sign as a Historic Sign per this section. This subsection shall be amended to  
33 include the designation upon Board approval and be listed below.

34 i. The *Patio* sign located at 10440 Orchard Drive

35 (f) Signs determined to be historic and listed in subsection (e) above shall require a deed restriction  
36 indicating the restrictions listed above applicable to the sign. The sign owner shall bear the cost  
37 of recording the deed restriction.

38  
39 Amend Sec. 2000, General Definitions, as follows:

40 Create a definition for Agritourism. An agricultural tourism activity the practice of which combines  
41 agriculture with tourism, where visitors go to farms, ranches, or other agricultural businesses to  
42 participate in or learn about farming activities, purchase farm products, or enjoy rural experiences. It  
43 provides an educational and entertaining experience for visitors and generates additional income for the  
44 farm owners, often supporting rural economic and sustainable development. Examples include pumpkin  
45 patches, U-pick operations, farm-to-table dinners, and hayrides.

1 Create a definition for Agricultural Tourism Activity. An educational or recreational activity that takes  
2 place on a farm or other place where agricultural, horticultural, or silvicultural crops are grown or farm  
3 animals or farmed fish are raised, and that allows visitors to tour, explore, observe, learn about,  
4 participate in, or be entertained by an aspect of agricultural production, harvesting, or husbandry that  
5 occurs on the farm.

6 Create a definition for Commercial Center. A shopping center designed with a courtyard or other  
7 common area utilized by patrons, and sidewalks or pathways, connecting multi-tenant, multi-building  
8 commercial and retail development under common ownership or management and located in the B-1  
9 zoning district. A shopping center, or strip mall type development, that does not have a common area  
10 for patrons, or under common ownership or common management, is not a commercial center. (An  
11 example of a commercial center is the Country Walks Shops.)

12 Create a definition for Multi-Use Development. A commercial development in the B-1 zoning district  
13 where several uses, whether or not in common ownership or management, are located on the same lot  
14 or adjacent lots housing the multi-use development; the development typically faces a parking lot and is  
15 void of a common area for patrons to gather, sidewalks between units, or other amenities to promote  
16 pedestrian engagement amongst businesses.

17 Amend Billboard. ~~See “Sign, Off-Premise.”~~ A sign, which directs attention to a business,  
18 commodity, service or entertainment, conducted, sold or offered at a location other than the premises  
19 on which the sign is located. A billboard is an off-premise sign other than those signs allowed in Sec.  
20 66.0712, Off-Premise Signage with Permit.

21 Amend Canopy. ~~See “Marquee.”~~ An ornamental cloth covering hung or held up over something, especially  
22 a window or door.

23 Add Sign, Canopy. ~~See “Marquee.”~~ A sign that is mounted on an ornamental cloth covering hung or held  
24 up over something, especially a window or door. The sign size shall be the dimensions bound by the  
25 outermost confines of the lettering or image.

26 Amend Awning. A roof-like structure of a permanent nature, which projects from the wall of a building.  
27 An awning may also be called a canopy ~~or marquee~~.  
28

29 Amend Sign, Awning. A sign that is mounted or painted on, or attached to an awning, ~~or canopy or~~  
30 ~~marquee. (See Illustration No. 66)~~  
31

## 32 **SECTION 2. Available for Inspection.**

33 A copy of this ordinance shall be permanently on file and open to public inspection in the Village  
34 Administration Office two weeks prior to its adoption and after its enactment.  
35

## 36 **SECTION 3. Ordinances in Conflict.**

37 All other ordinances in conflict herewith be, and the same hereby are repealed.  
38

## 39 **SECTION 4. Effective Date.**

40 This ordinance shall take effect and be in full force from and after November 18, 2025.  
41

## 42 **SECTION 5. Severability.**

1 If a court of competent jurisdiction adjudges any section, clause, provision, or portion of this ordinance  
2 unconstitutional or invalid, the remainder of this ordinance shall not be affected thereby.  
3

4  
5 **VILLAGE OF SISTER BAY**

6 By:

7  
8 \_\_\_\_\_  
9 Nate Bell, Village President  
10

11 **ATTEST:**

12 \_\_\_\_\_  
13 Julie Thyssen, Village Clerk  
14

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_

15 Filed/Posted: \_\_\_\_\_  
16 Village Administration Office, 2383 Maple Drive  
17 Sister Bay Post Office, 10685 N Bay Shore Drive  
18 Sister Bay Liberty Grove Library, 2323 Mill Road  
Effective Date: November 19, 2025